



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, DECEMBER 4, 2019

Brian Andersen, *Chairman*
Carl Bloomfield, *Vice Chairman*
David Cavenee

Noah Mundt
Scott September
Jän Simon

Les Smith
Philip Alibrandi, *Alternate*
Nathan Mackin, *Alternate*

**Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona**

**Study Session: 5:00 p.m.
Regular Meeting: 6:00 p.m.**

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
5:00 P.M.	CALL TO ORDER STUDY SESSION
	1. DR19-150 FOX EARTH STATION: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approx. 3.57 acres, generally located east of the southeast corner of Horne St. and Merrill Ave., and zoned Light Industrial (LI). Keith Newman (480) 503-6812.
	2. DR19-175 MESA CUSTOM MACHINING CORP: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.4 acres, generally located at 1640 West Sunrise Boulevard, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.
	3. GP19-09 THE BUNGALOWS ON ASH: Request for Minor General Plan Amendment to change the land use classification of approx. 15.91 acres generally located north of the northeast corner of Gilbert Rd. and Houston Ave., from General Commercial to Residential > 8-14 DU/Acre. Z19-21 THE BUNGALOWS ON ASH: Request to rezone approx. 15.91 acres generally located north of the northeast corner of Gilbert Road and Houston Ave. from General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay to Multi-Family-Low (MF-L) zoning district with a Planned Area Development (PAD) overlay. DR19-143 THE BUNGALOWS ON ASH: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 15.91 acres, generally located north of the northeast corner of Gilbert Rd. and Houston Ave., and pending rezoning to Multi-Family-Low (MF-L) zoning district with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.
	4. GP19-06: ACERO VAL VISTA, Request for Minor General Plan Amendment to change the land use classification of approx. 14.88 acres generally located at the northeast corner of Quartz Street and Melrose Street from Regional Commercial (RC) to Residential > 14-25 DU/Acre. Z19-18: ACERO VAL VISTA, Request to rezone approx. 14.88 acres generally located at northeast corner of Quartz Street and Melrose Street from Regional Commercial (RC) to Multi-Family-Medium (MF/M) zoning district. Nathan Williams (480) 503-6805.
	5. GP19-13 VICTORY PLAZA: Request for Minor General Plan Amendment to change the land use classification of approx. 7.07 acres generally located at the southwest corner of Greenfield Rd. and Queen Creek Rd. from Residential >0-1 DU/Acre to Community Commercial (CC).

TIME	AGENDA ITEM
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	<p>Z19-25 VICTORY PLAZA: Request to rezone approx. 7.07 acres generally located at the southwest corner of Greenfield Rd. and Queen Creek Rd. from Single Family-35 (SF-35) and Single Family-43 (SF-43) to Community Commercial (CC) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>6. GP19-14 MELROSE COMMERCIAL: Request for Minor General Plan Amendment to change the land use classification of approx. 5.03 gross acres generally located at the northeast corner of Val Vista Drive and Melrose Street from Business Park (BP) to General Commercial (GC).</p> <p>Z19-26 MELROSE COMMERCIAL: Request to rezone approx. 5.03 gross acres generally located at the northeast corner of Val Vista Drive and Melrose Street from Business Park (BP) zoning district with a Planned Area Development (PAD) overlay to General Commercial (GC). Sydney Bethel (480) 503-6721.</p>
	7. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	8. APPROVAL OF AGENDA
	COMMUNICATIONS
	<p>9. Communications from Citizens</p> <p>At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.</p>
	10. Report from Council Liaison on Current Events
	<p>PUBLIC HEARING (CONSENT)</p> <p>All items listed below are considered the public hearing consent calendar. The Commission/Board may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.</p>
	<p>11. DR19-115, PERFECTION GRANITE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approx. 0.98 acres, generally located within the Fuller Commercial Center at the southeast corner of Melba Ct. and Merrill Ave., and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>

TIME	<p style="text-align: center;">AGENDA ITEM</p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>
	<p>12. DR19-120 BILL LUKE SANTAN PHASE 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approx. 8.29 acres, generally located within the Santan Motorplex at the northwest corner of Speedway Drive and Motorplex Loop, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6905.</p>
	<p>13. DR19-136 FLOWER CHILD: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2 acres, generally located on the northwest corner of Santan Village Parkway and Williams Field Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625. To be continued to January 8, 2020.</p>
	<p>14. UP19-40 POWER & RAY STORAGE-OUTDOOR: Request to approve a Conditional Use Permit for approx. 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Outdoor) in the Light Industrial (LI) zoning district. Sydney Bethel (480) 503-6721. To be continued to January 8, 2020.</p>
	<p>15. UP19-41 POWER & RAY STORAGE-INDOOR: Request to approve a Conditional Use Permit for approximately 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Indoor) in the Light Industrial (LI) zoning district. Sydney Bethel (480) 503-6721. To be continued to January 8, 2020.</p>
	<p>16. DR19-119, POWER & RAY STORAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 9.81 acres, generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721. To be continued to January 8, 2020.</p>
	<p>PUBLIC HEARING (NON-CONSENT)</p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission/Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the Item Number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission/Board.</p>
	<p>17. UP18-42 PH50400A-ADOT SAN TAN: Request to approve a Conditional Use Permit within a 600 square foot lease area generally located at the southwest corner of Williams Field Road and the 202 Freeway within the ADOT right-of-way to permit a Wireless Communication Facility (65 foot high) in the Public Facility/Institutional (PF/I) zoning district. Keith Newman (480-503-6812). To be continued to January 8, 2020.</p>
	<p>18. GP19-11 THE MURPHY: Request for Minor General Plan Amendment to change the land use classification of approx. 1.5 gross acres generally located west of the northwest corner of Cooper and Guadalupe Roads from the Light Industrial (LI) to Community Commercial (CC). Sydney Bethel (480) 503-6721.</p>
	<p>19. Z19-23 THE MURPHY: Request to rezone approx. 1.5 gross acres generally located west of the northwest corner of Cooper and Guadalupe Roads from the Light Industrial (LI) zoning district with a Planned Area Development (PAD) overlay to Community Commercial (CC) zoning district with a PAD overlay. Sydney Bethel (480) 503-6721</p>

TIME	AGENDA ITEM
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20.	GP19-12 VAL VISTA SQUARE: Request for Minor General Plan Amendment to change the land use classification of approx. 9.1 acres generally located southeast of the southeast corner of Val Vista Drive and Pecos Road from Regional Commercial to Residential >25-50 DU/Acre. Amy Temes (480) 503-6729.
21.	Z19-24 VAL VISTA SQUARE: Request to amend Ordinance No. 2380 pertaining to the Val Vista Square Planned Area Development (PAD) and to rezone approx. 34.1 acres generally located southeast of the southeast corner of Val Vista Drive and Pecos Road from approx. 34.1 acres of Regional Commercial (RC) with a Planned Area Development (PAD) overlay to approx. 25.0 acres of Regional Commercial (RC) and 9.1 acres of Multi-Family/High (MF/H), all with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729.
	<p>ADMINISTRATIVE ITEMS</p> <p>Administrative Items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which you wish to address. The Commission/Board may or may not accept public comment.</p>
22.	Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of November 6, 2019.
	COMMUNICATIONS
23.	Report from Chairman and Members of the Commission on current events.
24.	Report from Planning Services Manager on current events.
	ADJOURN

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, January 8, 2020, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at (480) 503-6871.